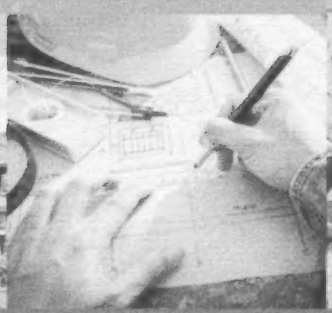
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: October 2015



Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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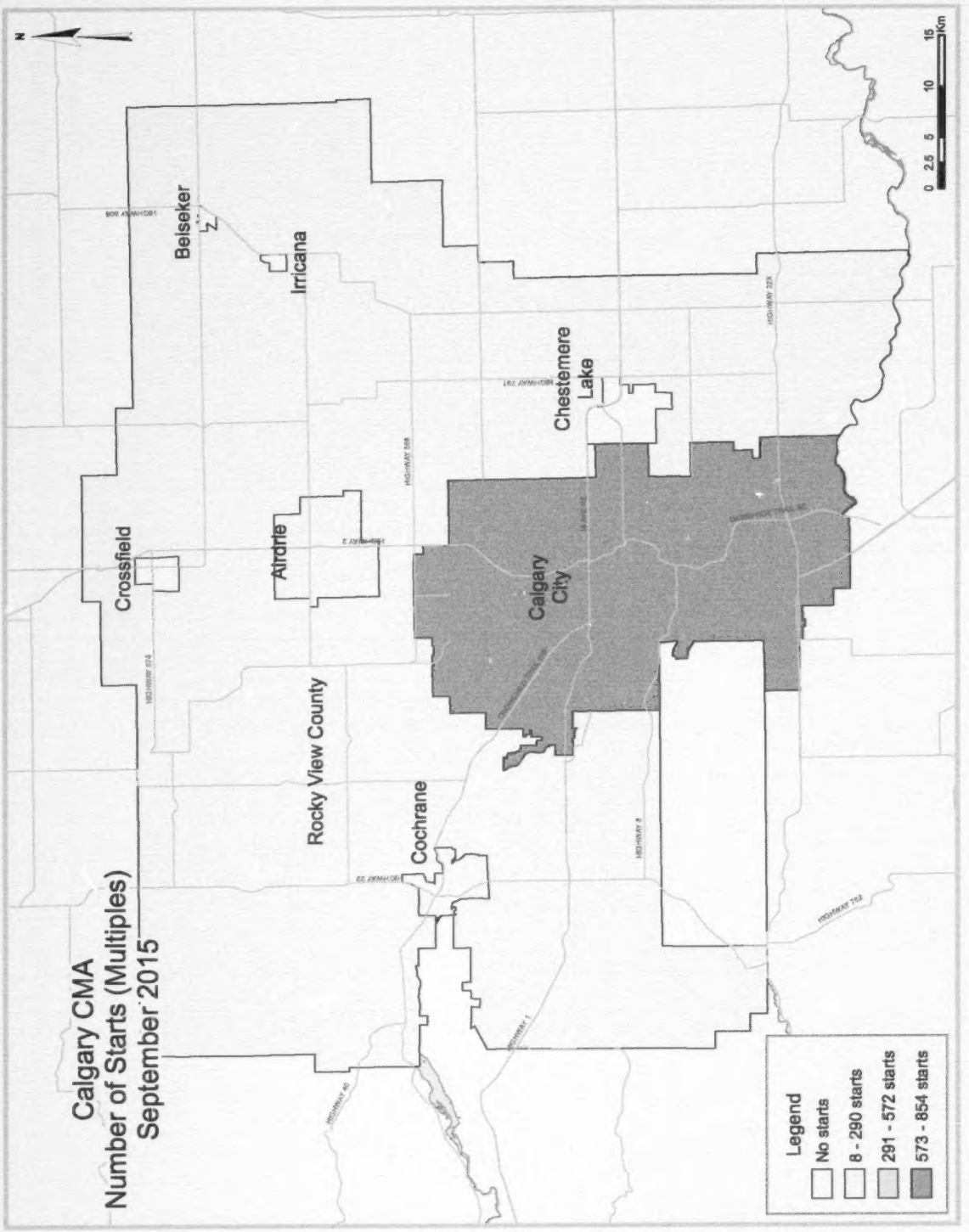
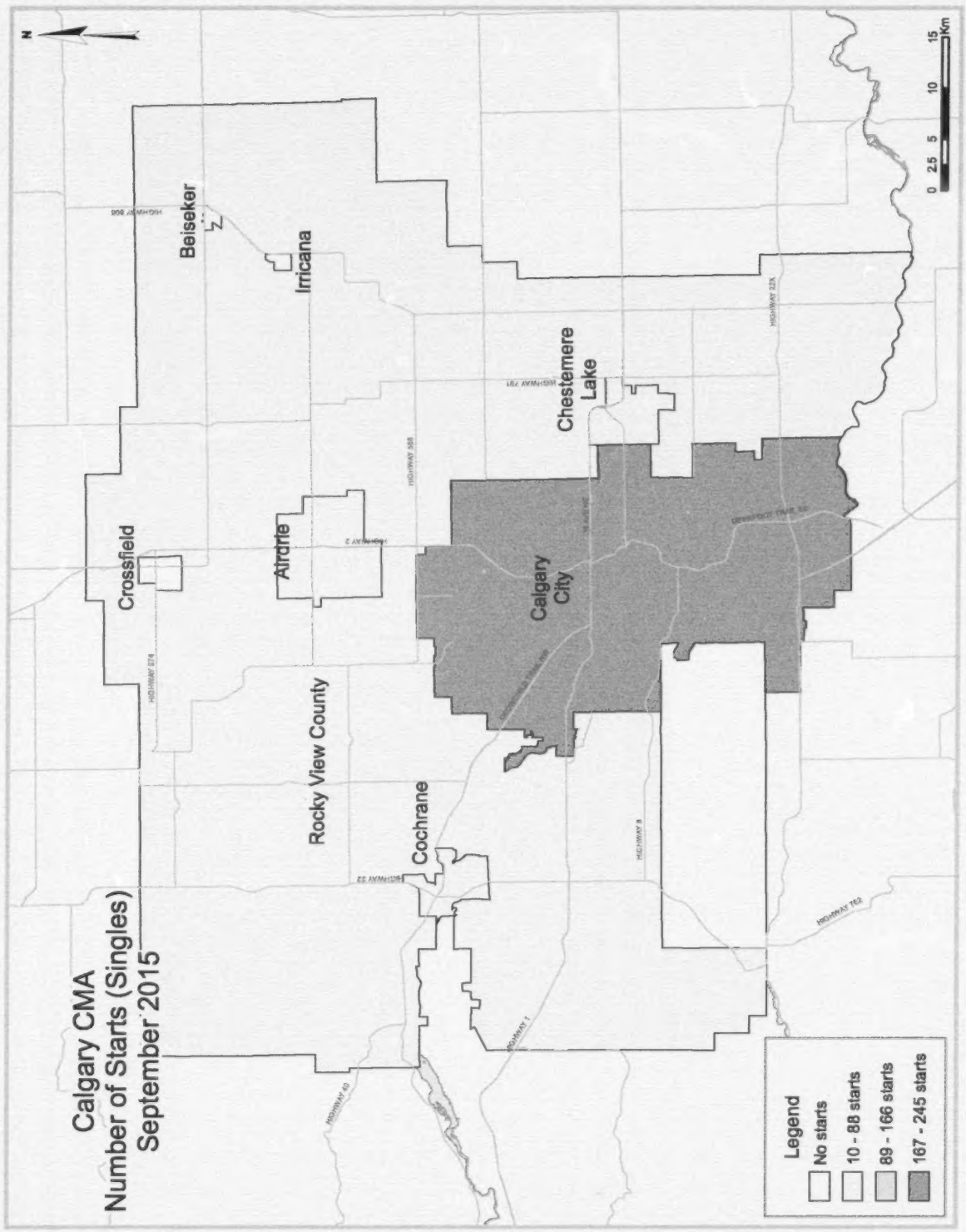
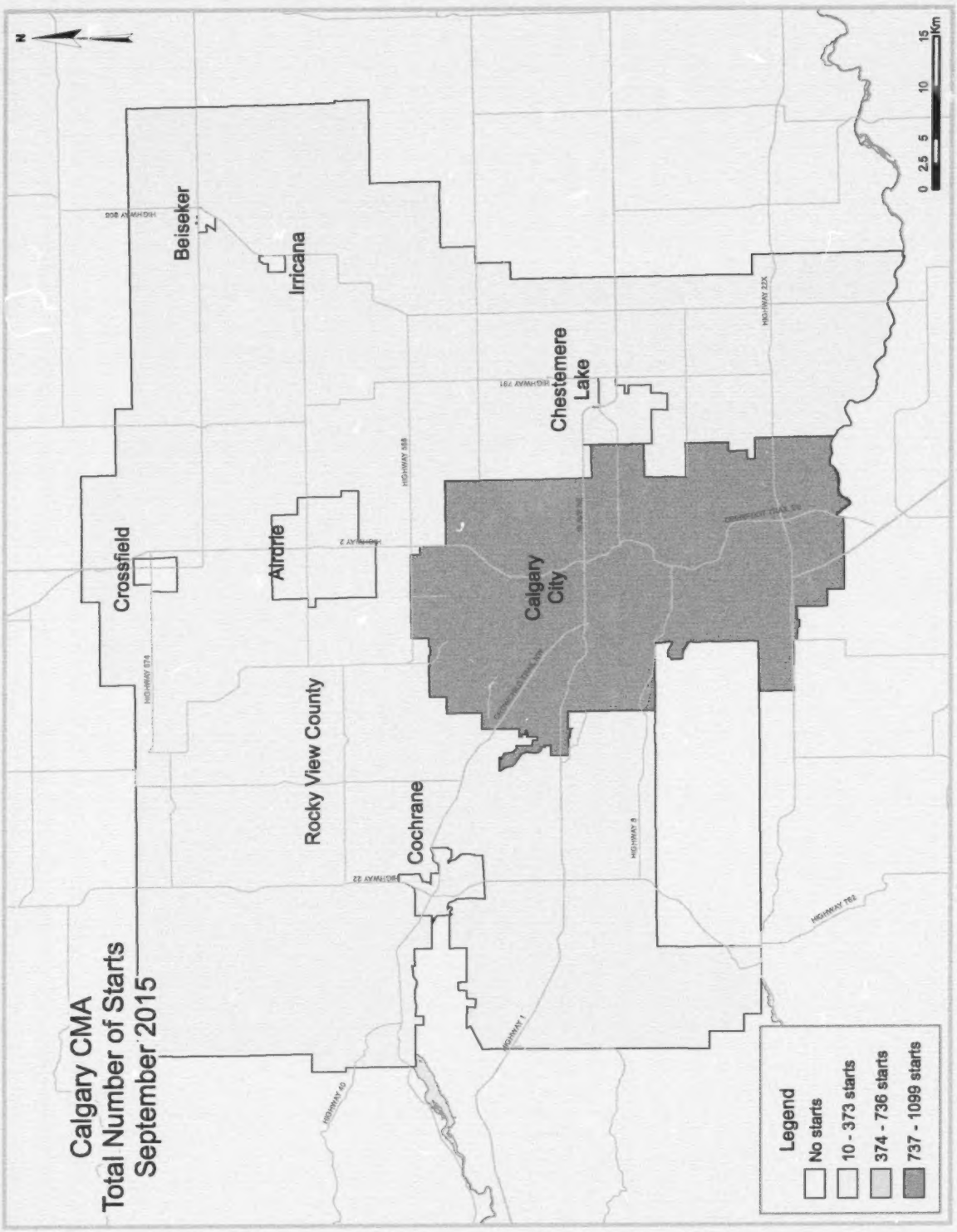
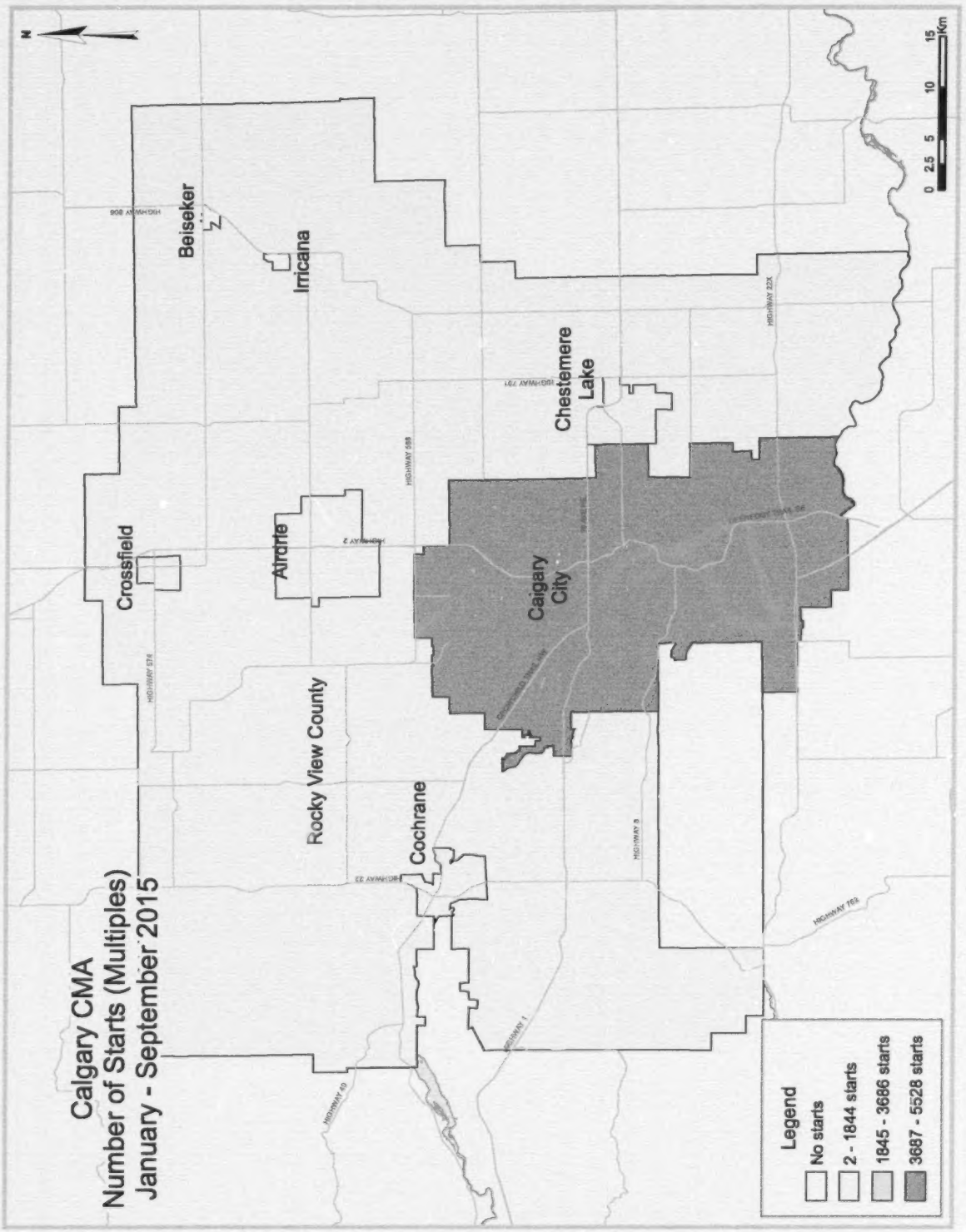
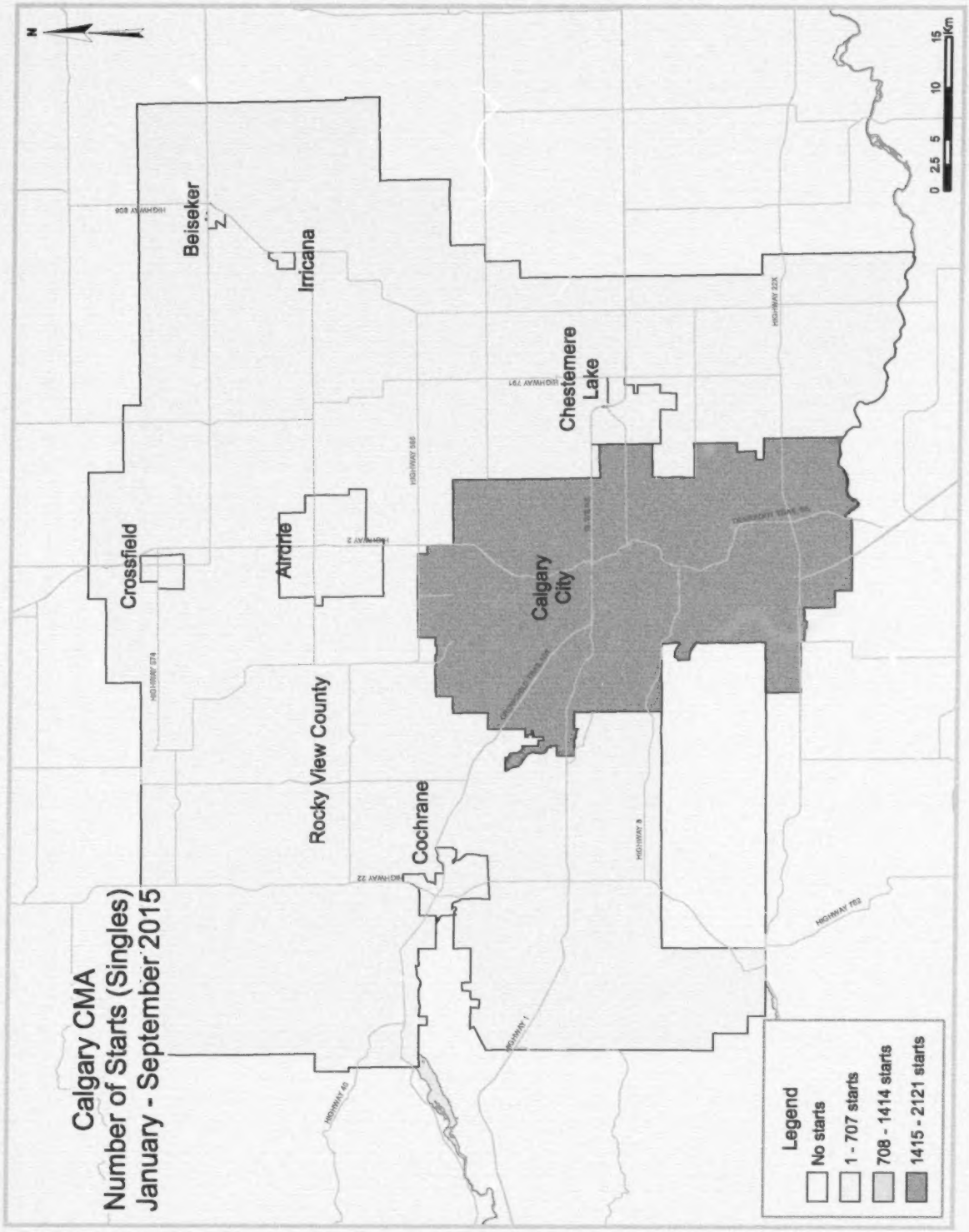
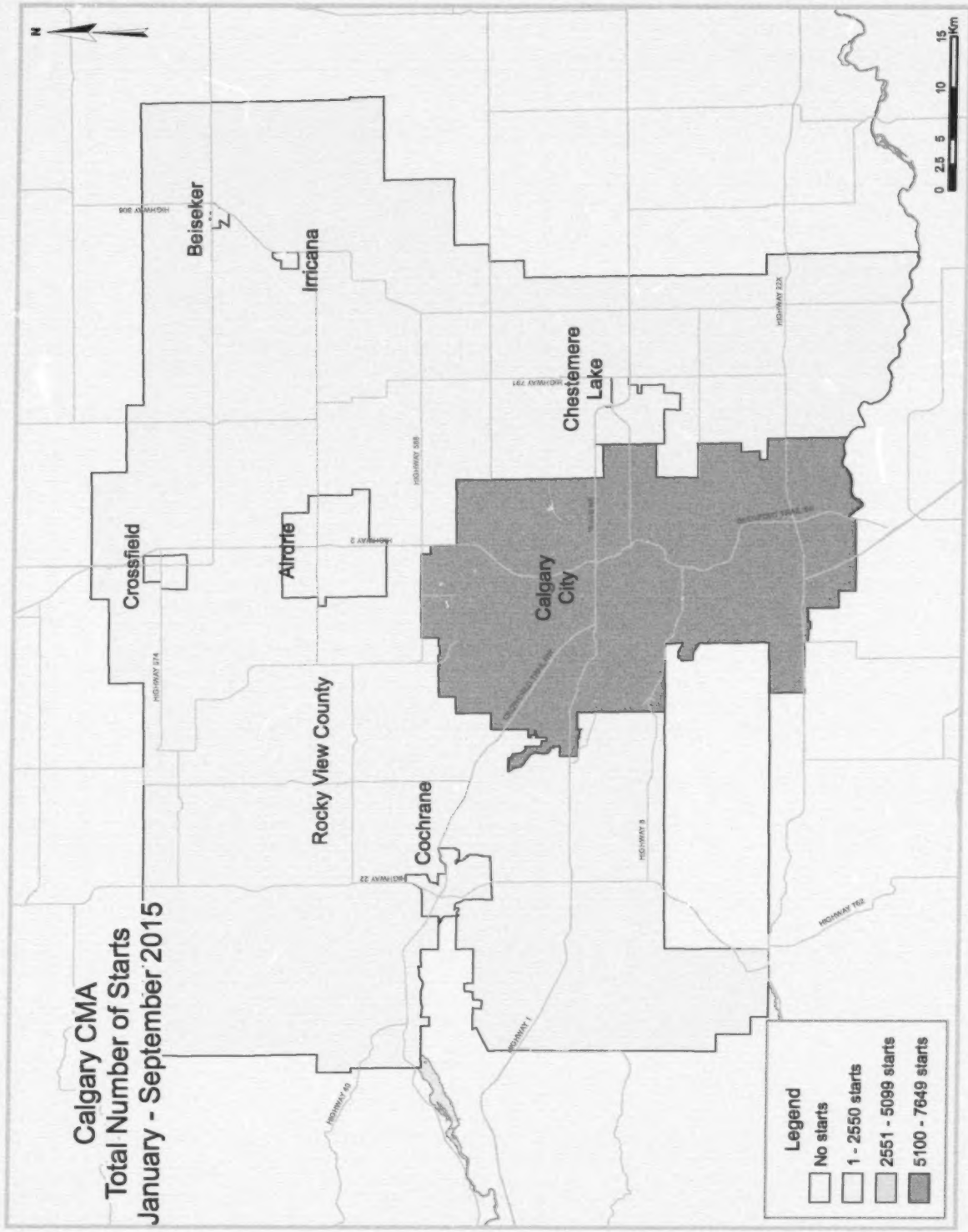

Calgary CMA
Number of Starts (Multiples)
September 2015
Belseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
8 - 290 starts
291 - 572 starts
573 - 854 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
September 2015
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km
Legend
No starts
10 - 88 starts
89 - 166 starts
167 - 245 starts


Calgary CMA
Total Number of Starts
September 2015
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
HIGHWAY 22X
HIGHWAY 791
HIGHWAY 566
HIGHWAY 9
HIGHWAY 1
HIGHWAY 1A
HIGHWAY 40
HIGHWAY 762
N
0 2.5 5 10 15 Km
Legend
No starts
10 - 373 starts
374 - 736 starts
737 - 1099 starts


Calgary CMA
Number of Starts (Multiples)
January - September 2015
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 22X
HIGHWAY 566
HIGHWAY 2
HIGHWAY 574
HIGHWAY 1
HIGHWAY 8
HIGHWAY 763
HIGHWAY 40
Legend
No starts
2 - 1844 starts
1845 - 3686 starts
3687 - 5528 starts


Calgary CMA
Number of Starts (Singles)
January - September 2015
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 707 starts
708 - 1414 starts
1415 - 2121 starts


Calgary CMA
Total Number of Starts
January - September 2015
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
HIGHWAY 1
HIGHWAY 2
HIGHWAY 9
HIGHWAY 22
HIGHWAY 560
HIGHWAY 762
Legend
No starts
1 - 2550 starts
2551 - 5099 starts
5100 - 7649 starts
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2015		
Calgary CMA[1]	August 2015	September 2015
Trend[2]	13,880	13,027
SAAR	13,301	15,459
	September 2014	September 2015
Actual		
September - Single-Detached	486	309
September - Multiples	1,042	990
September - Total	1,528	1,299
January to September - Single-Detached	5,072	3,110
January to September - Multiples	8,731	6,721
January to September - Total	13,803	9,831

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
September 2015

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	309	92	22	0	130	349	4	393	1,299
September 2014	486	74	16	0	258	559	0	135	1,528
% Change	-36.4	24.3	37.5	n/a	-49.6	-37.6	n/a	191.1	-15.0
Year-to-date 2015	3,108	780	230	2	1,378	3,636	4	693	9,831
Year-to-date 2014	5,072	1,060	56	0	1,872	5,250	0	493	13,803
% Change	-38.7	-26.4	**	n/a	-26.4	-30.7	n/a	40.6	-28.8
UNDER CONSTRUCTION									
September 2015	2,619	902	208	2	1,675	7,609	4	1,380	14,399
September 2014	3,978	1,092	56	0	2,220	6,986	0	1,231	15,563
% Change	-34.2	-17.4	**	n/a	-24.5	8.9	n/a	12.1	-7.5
COMPLETIONS									
September 2015	447	116	9	0	106	470	4	98	1,250
September 2014	579	104	0	0	212	85	0	0	980
% Change	-22.8	11.5	n/a	n/a	-50.0	**	n/a	n/a	27.6
Year-to-date 2015	4,148	922	129	0	1,709	3,153	4	780	10,845
Year-to-date 2014	4,667	936	18	3	1,272	2,469	0	825	10,190
% Change	-11.1	-1.5	**	-100.0	34.4	27.7	n/a	-5.5	6.4
COMPLETED & NOT ABSORBED									
September 2015	326	76	1	0	63	141	n/a	n/a	607
September 2014	315	69	2	0	11	2	n/a	n/a	399
% Change	3.5	10.1	-50.0	n/a	**	**	n/a	n/a	52.1
ABSORBED									
September 2015	454	120	9	0	109	475	n/a	n/a	1,167
September 2014	567	89	0	0	202	89	n/a	n/a	947
% Change	-19.9	34.8	n/a	n/a	-46.0	**	n/a	n/a	23.1
Year-to-date 2015	4,188	900	130	0	1,648	2,851	n/a	n/a	9,727
Year-to-date 2014	4,757	920	18	3	1,266	2,495	n/a	n/a	9,459
% Change	-12.0	-2.2	**	-100.0	30.2	14.7	n/a	n/a	2.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
September 2015	245	60	18	0	30	349	4	393	1,099
September 2014	353	66	0	0	209	559	0	135	1,322
Airdrie									
September 2015	29	10	4	0	64	0	0	0	107
September 2014	62	0	16	0	15	0	0	0	93
Beiseker									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2015	10	0	0	0	0	0	0	0	10
September 2014	30	0	0	0	0	0	0	0	30
Cochrane									
September 2015	12	14	0	0	36	0	0	0	62
September 2014	25	4	0	0	34	0	0	0	63
Crossfield									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	1	0	0	0	0	0	0	0	1
Irricana									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2015	13	8	0	0	0	0	0	0	21
September 2014	15	4	0	0	0	0	0	0	19
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2015	309	92	22	0	130	349	4	393	1,299
September 2014	486	74	16	0	258	559	0	135	1,528

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
September 2015	1,776	734	127	2	1,067	7,312	4	1,238	12,260
September 2014	2,937	918	6	0	1,838	6,820	0	929	13,448
Airdrie									
September 2015	329	52	74	0	274	217	0	142	1,088
September 2014	438	32	28	0	118	134	0	302	1,052
Beiseker									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	1	0	0	0	0	0	0	0	1
Chestermere Lake									
September 2015	137	10	0	0	0	0	0	0	147
September 2014	229	10	22	0	65	0	0	0	326
Cochrane									
September 2015	156	88	7	0	326	80	0	0	657
September 2014	228	92	0	0	199	32	0	0	551
Crossfield									
September 2015	9	2	0	0	0	0	0	0	11
September 2014	13	2	0	0	0	0	0	0	15
Irricana									
September 2015	2	0	0	0	0	0	0	0	2
September 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2015	209	16	0	0	8	0	0	0	233
September 2014	132	38	0	0	0	0	0	0	170
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2015	2,619	902	208	2	1,675	7,609	4	1,380	14,399
September 2014	3,978	1,092	56	0	2,220	6,986	0	1,231	15,563

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
September 2015	311	80	0	0	86	466	4	98	1,045
September 2014	414	98	0	0	137	85	0	0	734
Airdrie									
September 2015	72	0	9	0	6	0	0	0	87
September 2014	101	0	0	0	62	0	0	0	163
Beiseker									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2015	21	4	0	0	0	0	0	0	25
September 2014	26	0	0	0	0	0	0	0	26
Cochrane									
September 2015	24	30	0	0	14	4	0	0	72
September 2014	31	6	0	0	13	0	0	0	50
Crossfield									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	1	0	0	0	0	0	0	0	1
Irricana									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2015	19	2	0	0	0	0	0	0	21
September 2014	6	0	0	0	0	0	0	0	6
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2015	447	116	9	0	106	470	4	98	1,250
September 2014	579	104	0	0	212	85	0	0	980

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
September 2015	236	61	0	0	58	140	n/a	n/a	495
September 2014	219	59	0	0	7	1	n/a	n/a	286
Airdrie									
September 2015	43	0	1	0	1	1	n/a	n/a	46
September 2014	40	0	0	0	1	1	n/a	n/a	42
Beiseker									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2015	15	1	0	0	0	0	n/a	n/a	16
September 2014	17	2	0	0	0	0	n/a	n/a	19
Cochrane									
September 2015	29	14	0	0	4	0	n/a	n/a	47
September 2014	33	8	2	0	3	0	n/a	n/a	46
Crossfield									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	1	0	0	0	0	0	n/a	n/a	1
Irricana									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2015	3	0	0	0	0	0	n/a	n/a	3
September 2014	5	0	0	0	0	0	n/a	n/a	5
First Nations									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2015	326	76	1	0	63	141	n/a	n/a	607
September 2014	315	69	2	0	11	2	n/a	n/a	399

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
September 2015	312	84	0	0	89	471	n/a	n/a	956
September 2014	413	83	0	0	123	89	n/a	n/a	708
Airdrie									
September 2015	76	0	9	0	6	0	n/a	n/a	91
September 2014	92	0	0	0	62	0	n/a	n/a	154
Beiseker									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2015	23	4	0	0	0	0	n/a	n/a	27
September 2014	26	0	0	0	0	0	n/a	n/a	26
Cochrane									
September 2015	24	30	0	0	14	4	n/a	n/a	72
September 2014	30	6	0	0	13	0	n/a	n/a	49
Crossfield									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Irricana									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2015	19	2	0	0	0	0	n/a	n/a	21
September 2014	6	0	0	0	4	0	n/a	n/a	10
First Nations									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2015	454	120	9	0	109	475	n/a	n/a	1,167
September 2014	567	89	0	0	202	89	n/a	n/a	947

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046
% Change	20.2	21.9	-40.9	200.0	-11.9	51.9	n/a	**	24.7
2005	8,716	796	22	3	1,329	2,780	0	21	13,667

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Calgary City	245	353	60	66	52	209	742	694	1,099	1,322	-16.9
Airdrie	29	62	10	0	68	31	0	0	107	93	15.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	10	30	0	0	0	0	0	0	10	30	-66.7
Cochrane	12	25	14	4	36	34	0	0	62	63	-1.6
Crossfield	0	1	0	0	0	0	0	0	0	1	-100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	13	15	8	4	0	0	0	0	21	19	10.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	309	486	92	74	156	274	742	694	1,299	1,528	-15.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Calgary City	2,121	3,659	574	880	1,012	1,490	3,942	5,275	7,649	11,304	-32.3
Airdrie	422	621	52	22	266	183	284	436	1,024	1,262	-18.9
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	170	275	28	30	0	43	0	0	198	348	-43.1
Cochrane	220	343	136	104	292	188	107	32	755	667	13.2
Crossfield	7	18	2	10	0	0	0	0	9	28	-67.9
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	167	155	26	38	0	0	0	0	193	193	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,110	5,072	818	1,084	1,570	1,904	4,333	5,743	9,831	13,803	-28.8

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Calgary City	48	209	4	0	349	559	393	135
Airdrie	68	31	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	36	34	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	152	274	4	0	349	559	393	135

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	1,008	1,490	4	0	3,391	4,782	551	493
Airdrie	266	183	0	0	142	436	142	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	43	0	0	0	0	0	0
Cochrane	292	188	0	0	107	32	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,566	1,904	4	0	3,640	5,250	693	493

Table 2.4: Starts by Submarket and by Intended Market September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Calgary City	323	419	379	768	397	135	1,099	1,322
Airdrie	43	78	64	15	0	0	107	93
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	30	0	0	0	0	10	30
Cochrane	26	29	36	34	0	0	62	63
Crossfield	0	1	0	0	0	0	0	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	21	19	0	0	0	0	21	19
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	423	576	479	817	397	135	1,299	1,528

Table 2.5: Starts by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	2,798	4,533	4,296	6,278	555	493	7,649	11,304
Airdrie	555	671	327	591	142	0	1,024	1,262
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	198	321	0	27	0	0	198	348
Cochrane	370	447	385	220	0	0	755	667
Crossfield	9	22	0	6	0	0	9	28
Irricana	2	0	0	0	0	0	2	0
Rocky View County	185	193	8	0	0	0	193	193
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,118	6,188	5,016	7,122	697	493	9,831	13,803

Table 3: Completions by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Calgary City	311	414	80	98	90	137	564	85	1,045	734	42.4
Airdrie	72	101	0	0	15	62	0	0	87	163	-46.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	21	26	4	0	0	0	0	0	25	26	-3.8
Cochrane	24	31	30	6	14	13	4	0	72	50	44.0
Crossfield	0	1	0	0	0	0	0	0	0	1	-100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	6	2	0	0	0	0	0	21	6	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	447	579	116	104	119	212	568	85	1,250	980	27.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Calgary City	2,889	3,355	744	724	1,310	909	3,572	2,931	8,515	7,919	7.5
Airdrie	561	589	26	88	211	220	302	359	1,100	1,256	-12.4
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	263	214	32	34	69	26	0	0	364	274	32.8
Cochrane	294	338	130	90	178	121	59	4	661	553	19.5
Crossfield	12	16	8	2	0	0	0	0	20	18	11.1
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	128	158	56	12	0	0	0	0	184	170	8.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	4,148	4,670	996	950	1,768	1,276	3,933	3,294	10,845	10,190	6.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Calgary City	86	137	4	0	466	85	98	0
Airdrie	15	62	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	14	13	0	0	4	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	115	212	4	0	470	85	98	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	1,306	909	4	0	3,094	2,298	478	633
Airdrie	211	220	0	0	0	167	302	192
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	69	26	0	0	0	0	0	0
Cochrane	178	121	0	0	59	4	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,764	1,276	4	0	3,153	2,469	780	825

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Calgary City	391	512	552	222	102	0	1,045	734
Airdrie	81	101	6	62	0	0	87	163
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	25	26	0	0	0	0	25	26
Cochrane	54	37	18	13	0	0	72	50
Crossfield	0	1	0	0	0	0	0	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	21	6	0	0	0	0	21	6
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	572	683	576	297	102	0	1,250	980

Table 3.5: Completions by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	3,627	4,081	4,406	3,205	482	633	8,515	7,919
Airdrie	673	673	125	391	302	192	1,100	1,256
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	320	248	44	26	0	0	364	274
Cochrane	424	434	237	119	0	0	661	553
Crossfield	20	15	0	3	0	0	20	18
Irricana	0	0	0	0	0	0	0	0
Rocky View County	134	170	50	0	0	0	184	170
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	5,199	5,621	4,862	3,744	784	825	10,845	10,190

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
September 2015	23	7.4	50	16.1	77	24.8	55	17.7	106	34.1	311	655,000	780,188
September 2014	99	24.0	138	33.4	69	16.7	25	6.1	82	19.9	413	525,000	653,281
Year-to-date 2015	272	9.3	493	16.9	638	21.9	441	15.1	1,070	36.7	2,914	660,000	784,977
Year-to-date 2014	953	27.6	986	28.6	571	16.5	243	7.0	698	20.2	3,451	525,000	642,305
Airdrie													
September 2015	2	2.6	19	25.0	19	25.0	24	31.6	12	15.8	76	647,500	645,513
September 2014	16	17.4	34	37.0	24	26.1	10	10.9	8	8.7	92	535,000	570,525
Year-to-date 2015	12	2.1	105	18.8	182	32.6	160	28.6	100	17.9	559	640,000	653,676
Year-to-date 2014	187	32.6	221	38.6	96	16.8	37	6.5	32	5.6	573	495,000	512,797
Beiseker													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
September 2015	0	0.0	3	13.0	3	13.0	4	17.4	13	56.5	23	1,550,000	751,663
September 2014	3	11.5	4	15.4	10	38.5	4	15.4	5	19.2	26	-	641,088
Year-to-date 2015	2	0.8	11	4.1	15	5.6	104	39.1	134	50.4	266	750,000	761,145
Year-to-date 2014	12	5.6	54	25.1	80	37.2	36	16.7	33	15.3	215	582,500	620,623
Cochrane													
September 2015	2	8.3	6	25.0	6	25.0	3	12.5	7	29.2	24	625,000	671,983
September 2014	10	33.3	8	26.7	3	10.0	6	20.0	3	10.0	30	515,000	547,618
Year-to-date 2015	20	6.7	86	28.9	85	28.5	43	14.4	64	21.5	298	600,000	636,954
Year-to-date 2014	159	47.5	90	26.9	50	14.9	28	8.4	8	2.4	335	460,000	487,860
Crossfield													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	10	76.9	3	23.1	0	0.0	0	0.0	0	0.0	13	-	454,100
Year-to-date 2014	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	-	349,682
Irricana													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
September 2015	0	0.0	0	0.0	1	5.3	0	0.0	18	94.7	19	2,000,000	1,122,379
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,079,100
Year-to-date 2015	4	3.1	2	1.5	9	6.9	13	10.0	102	78.5	130	990,000	1,079,664
Year-to-date 2014	12	7.8	18	11.7	27	17.5	13	8.4	84	54.5	154	780,000	894,334
First Nations													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
September 2015	27	6.0	78	17.2	106	23.4	86	19.0	156	34.4	453	670,000	764,765
September 2014	128	22.6	184	32.5	106	18.7	45	7.9	104	18.3	567	530,000	638,210
Year-to-date 2015	321	7.7	700	16.7	929	22.2	761	18.2	1,470	35.2	4,181	670,000	762,945
Year-to-date 2014	1,337	28.2	1,370	28.9	824	17.4	357	7.5	855	18.0	4,743	525,000	622,011

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2015						
Submarket	Sept 2015	Sept 2014	% Change	YTD 2015	YTD 2014	% Change
Calgary City	780,188	653,281	19.4	784,977	642,305	22.2
Airdrie	645,513	570,525	13.1	653,676	512,797	27.5
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	751,663	641,088	17.2	761,145	620,623	22.6
Cochrane	671,983	547,618	22.7	636,954	487,860	30.6
Crossfield	-	-	n/a	454,100	349,682	29.9
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,122,379	1,079,100	4.0	1,079,664	894,334	20.7
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	764,765	638,210	19.8	762,945	622,011	22.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary September 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,802	14.6	2,519	3,174	3,356	75.1	444,153	6.0	454,974
	February	2,363	14.1	2,567	3,508	3,517	73.0	460,338	4.9	455,772
	March	3,170	20.5	2,733	4,398	3,680	74.3	462,994	4.9	458,830
	April	3,348	11.5	2,800	4,981	3,920	71.4	457,509	6.5	452,992
	May	3,832	18.0	3,016	5,750	4,074	74.0	465,579	5.7	453,615
	June	3,569	18.9	2,931	5,126	4,205	69.7	466,994	5.5	457,432
	July	3,177	6.8	2,825	4,390	4,055	69.7	460,790	5.2	461,350
	August	2,976	5.2	3,015	4,184	4,255	70.9	454,994	5.2	463,654
	September	2,837	14.6	2,981	4,235	3,904	76.4	461,099	5.8	465,003
	October	2,848	13.5	3,042	3,775	4,144	73.4	465,047	6.6	466,740
	November	2,292	5.5	2,986	2,757	4,377	68.2	462,031	3.8	463,920
	December	1,401	-4.3	2,200	1,800	4,591	47.9	452,968	3.1	460,212
2015	January	1,162	-35.5	1,754	4,132	4,334	40.5	437,908	-1.4	447,463
	February	1,544	-34.7	1,761	3,767	3,819	46.1	443,744	-3.6	439,420
	March	2,215	-30.1	1,970	3,883	3,286	60.0	457,422	-1.2	449,357
	April	2,426	-27.5	2,025	3,815	3,040	66.6	455,155	-0.5	454,410
	May	2,748	-28.3	2,183	4,035	3,129	69.8	465,941	0.1	455,108
	June	2,795	-21.7	2,186	3,920	3,145	69.5	465,965	-0.2	456,910
	July	2,563	-19.3	2,167	3,721	3,421	63.3	459,958	-0.2	458,738
	August	2,139	-28.1	2,055	3,446	3,415	60.2	450,260	-1.0	455,762
	September	1,866	-34.2	1,900	3,866	3,541	53.7	443,768	-3.8	448,404
	October									
	November									
	December									
	Q3 2014	8,990	8.6		12,809			458,969	5.4	
	Q3 2015	6,568	-26.9		11,033			452,200	-1.5	
	YTD 2014	27,074	13.7		39,746			460,386	5.5	
	YTD 2015	19,458	-28.1		34,585			455,556	-1.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2015

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	105.9	130.2	793	4.7	74.0	1,073
	February	595	3.14	5.24	106.9	131.2	792	4.8	73.7	1,074
	March	581	3.14	4.99	107.8	133.8	790	5.2	73.7	1,076
	April	570	3.14	4.79	108.5	132.6	790	5.5	73.6	1,084
	May	570	3.14	4.79	109.4	133.5	791	5.5	73.5	1,087
	June	570	3.14	4.79	109.7	132.8	795	5.2	73.3	1,095
	July	570	3.14	4.79	109.9	133.4	797	4.9	73.2	1,101
	August	570	3.14	4.79	110.4	133.4	799	5.3	73.4	1,114
	September	570	3.14	4.79	110.7	133.6	802	5.0	73.2	1,117
	October	570	3.14	4.79	110.9	133.7	803	5.0	73.1	1,121
	November	570	3.14	4.79	111.2	132.6	806	4.6	73.0	1,116
	December	570	3.14	4.79	111.3	132.1	810	4.8	73.3	1,119
2015	January	570	3.14	4.79	111.3	131.7	816	4.7	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	818	5.0	73.8	1,135
	March	567	2.89	4.74	110.8	133.6	820	5.2	74.0	1,130
	April	561	2.89	4.64	110.4	133.6	826	5.3	74.5	1,125
	May	561	2.89	4.64	110.4	134.1	828	5.5	74.7	1,122
	June	561	2.89	4.64	110.5	135.0	825	5.9	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	818	6.6	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	817	6.6	73.9	1,125
	September	561	2.89	4.64		135.1	819	6.8	74.1	1,130
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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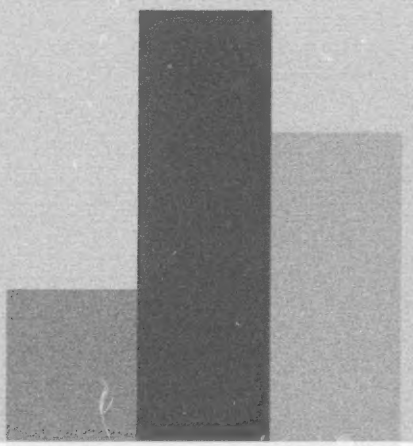

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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- Monthly Housing Statistics
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